



Case management system simplifies zoning process

As part of several efforts to improve the City's zoning process, the Planning Department has instituted a Case Management System for the zoning process.

Beginning last December, all new zoning cases are assigned to a case manager. The case manager has start-to-finish responsibility for the case including case preparation, analysis and development of the staff recommendation on the proposed zoning change. Case managers will provide applicants, nearby neighborhood associations, zoning commissioners and City Councilmembers with a clear point of contact for zoning cases and will be available to answer questions and resolve any issues associated with their assigned cases.

Case managers for the Planning Department are Gus Guellar, Fred Kaiser, Nancy Sabo, Pete Vega, and Catherine Moreno.



Case Managers Nancy Sabo (holding map) and Catherine Moreno, discuss the specifics of a zoning case.

For more information about this program, please call **207-7900**. ■ *Roderick Sanchez, Interim Assistant Director, Planning Department*



Sprinkler technology changes warehouse design

Early Suppression Fast Response (ESFR) sprinkler system technology was developed in the 1980's by Factory Mutual Research Corporation and has become very beneficial to many warehouse developers.

The ESFR design can accommodate increases in storage height while potentially eliminating the need for in-rack sprinklers. In addition, for incorporating such a system into the warehouse design,

the City of San Antonio will allow a decrease in the quantity of smoke and heat vents required in the roof system and the elimination of curtain boards.

Besides the obvious cost savings, there is a benefit derived from the operation of the system. The ESFR system is designed to respond early to suppress a fire rather than control it as do most

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Organizations receive tree and landscape awards

Restaurants, churches, schools recognized for making San Antonio more beautiful

The City recently recognized a number of organizations for outstanding landscape and tree preservation projects that contribute to the quality of life in San Antonio.

Through the 1999 San Antonio Landscape and Tree Awards Program, recipients were recognized under the following categories: superior landscape – owner/design team; superior landscape – individual; excellence in landscape design; community landscape; landscape restoration; tree preservation – commercial; tree preservation – residential subdivisions.

The Environmental Review section of the Building Inspections Department, in cooperation with the South Texas Section of the Texas Chapter of the American Society of Landscape Architects, invited submissions of executed works to be reviewed for the landscape awards program. This year's honorees are as follows:

Award of Merit for Excellence in Landscape Design:

The Harry and Jeanette Weinberg Campus of the San Antonio Jewish Community Center

Awards of Excellence for Community Landscape:

Heritage Tree Program of the Terrell Heights Neighborhood Association; Grounds Beautification Program of Encino Park Elementary School

Awards of Merit for Community Landscape:

Lincoln Heights Courts of the San Antonio Housing Authority; Christ the King of the San Antonio Housing Authority

Certificate of Honorable Mention for Community Landscape:

Alazan Apache Courts of the San Antonio Housing Authority;

Awards of Merit for Landscape Restoration:

Morningside Manor Atrium; Marie McGuire Apts. of the San Antonio Housing Authority

Certificate of Honorable Mention for Landscape Restoration:

College Park of the San Antonio Housing Authority

Award of Excellence for Tree

Preservation:

O. P. Schnabel Park

Awards of Merit for Tree

Preservation:

Whataburger #698; The Harry and Jeanette Weinberg Campus of the San Antonio Jewish Community Center
Certificate of Honorable Mention for Tree Preservation:
San Antonio Water System Reuse Water Line

If you have any questions about this program or the City's Landscape or Tree Preservation Ordinances, please call the Environmental Review section of the Building Inspections Department at (210) **207-8265**. ■ *Debbie Reid, City Arborist, Building Inspections Department*



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typical sprinkler systems. The system reduces the amount of damage to the facility and contents resulting in less business downtime and recovery cost.

Recent developments in ESFR technology have resulted in specific application sprinkler heads that operate at much lower water pressures than original ESFR designs. This is beneficial to those areas with lower water availability and may reduce fire pump expense and overall costs.

In all cases of ESFR design, the engineer, architect, and sprinkler designer must be aware of the limitations of the technology. Because the ESFR system is designed to suppress the fire, it is extremely sensitive to changes in accepted test arrangements. In particular, commodity types, storage and racking configurations, building details and design, water supply, and obstructions to sprinkler discharge are all examples of critical components of the project that the designer must take into consideration in determining if an ESFR system is acceptable for a particular proposal. Own-

ers, architects, and engineers must be aware that future alterations to the tenant's commodity or storage method may require a major modification to the ESFR system.

See NFPA 13 (1996) Chapter 4, NFPA 231 (1998) Chapter 9, NFPA 231 C (1998) Chapter 10 for further details on ESFR design limitations.

Comments or questions can be posed to the Fire Protection section of the Building Inspections Department at (210) **207-8285**. ■ *William Burrus, Senior Fire Protection Engineer, Building Inspections Department*



Nuts and bolts

DEVELOPMENT SERVICES NEWS BRIEFS



Extending hours of operation

The development services departments are currently studying the adoption of alternative work schedules for their employees that will not only promote employee morale, but will improve customer service by extending hours of operation. More on this topic in a later issue.

Administrator to oversee zoning process

In addition to the new case management system for zoning, the zoning section of Planning now falls under a newly created Assistant Director dedicated solely to the administration of the zoning process. Roderick Sanchez, Executive Assistant to Emil Moncivais, Planning Director, was appointed to fill the position on an interim basis.

Permits by fax

Did you know that permits can be obtained via fax? If you are a licensed contractor and establish an escrow account with Building Inspections, you may be eligible to apply for and receive permits via fax. For more information, please call the Permits/House Numbering/Licenses section of the Building Inspections Department at **207-8263**.



Brady takes on new title, new tasks

City Manager Alex Briseño has promoted Chris Brady, effective February 1, from Assistant to the City Manager to Assistant City Manager. Mr. Brady has been the Team Leader over Public Works, Building Inspections, Planning and Economic Development Departments as Assistant to the City Manager. As Assistant City Manager, additional departments that now fall under his oversight include Aviation and International Affairs. Included in Mr. Brady's duties is the manage-

ment of all development-related services.

One-Stop Center off and running

The One-Stop Center that was opened for operation last October and detailed in the first edition of this newsletter, is fully operational. The phone number for the center is **207-7776**. It is staffed with personnel from Building Inspections, Planning and Public Works to answer any of your development-related questions. Future plans are to add the center to the list of available links on the Building Inspections website to further enhance customer service provided by the center's staff.

Permits on-line

Need up-to-date information about your permits or plans? Visit the Building Inspections website at www.ci.sat.tx.us/bldginsp

Building Inspections goes aerial

Building Inspections' Environmental Review section, in cooperation with the Texas Parks and Wildlife Department, will soon engage in aerial photography of certain large tracts of undeveloped land around the City to aid in determining future tree preservation efforts. For more information, please call Environmental Review section of Building Inspections at **207-8265**.

"How-to" tree preservation video available

A video detailing the City's tree preservation and landscape ordinances and how to conform to them is now available. Please call the Environmental Review section of Building Inspections at **207-8265** for more information on how to obtain the video.



Your Public Information rights

As of January 1, 2000, you will see a notice posted at City locations that provide a notice about your rights, responsibilities and procedures for requesting information under the state's Public Information Act.

Special Use Permit allows flexibility in zoning designations

A new "Special Use Permit" (SUP) provides for special uses within zoning districts on an individual case basis. The permit provides for land use not permitted in the established zoning district, but due to individual site considerations or unique development requirements is compatible with adjacent land uses.

The SUP can be used for the specific use detailed in the permit or for any other less-restrictive use allowed in that district. For example, an applicant may request a "B-3"

Business District designation for a repair shop, which the neighborhood may not oppose, but may oppose other "B-3" uses. The City could determine that the repair shop does not conflict with neighborhood relationships and could recommend a "B-2" Business District with a SUP. The SUP will provide a means to address such scenarios while reducing the number of zoning cases that are continued because of less-restrictive zoning concerns.

If you have questions regarding SUPs, call **207-7945**.

Development services boards information

Board: *Electrical Examining and Supervising Board*
Meeting Dates: Second and fourth Tuesdays of each month
Functions: Electrical licensing and testing; Consider appeals and render interpretations of Uniform Electrical Code and local amendments; Regulation of local sign ordinances; Complaints

Board: *Plumbing Appeals and Advisory Board*
Meeting Dates: Second Wednesday of each month
Functions: Consider appeals and render interpretations of Uniform Plumbing Code and local amendments

Board: *Home Improvement Advisory Board*
Meeting Dates: Last Wednesday of each month
Functions: Licensing of Home Improvement Contractors

Board: *Mechanical Appeals and Advisory Board*
Meeting Dates: January, April, July, and October
Functions: Consider appeals and render interpretations of Uniform Mechanical Code and local amendments

Board: *Building and Fire Code Board of Appeals*
Meeting Dates: As needed
Functions: Consider appeals and render interpretations of Uniform Building and Fire Codes and local amendments

Board: *Board of Adjustment*
Meeting Dates: First and third Monday of each month
Functions: Authority to grant variances and exceptions to zoning regulations; make recommendations to Director of Building Inspections on sign code variance requests.

Board: *Zoning Commission*
Meeting Dates: First and third Tuesdays of each month
Functions: Make recommendations to City Council on zoning/rezoning applications.

Board: *Planning Commission*
Meeting Dates: Second and fourth Wednesdays of each month
Functions: Consider development uses, subdivision of land, and public improvements related to development

BLUEPRINT

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ADDRESS CORRECTION REQUESTED